016.0	0004	0001.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	882,200	/	882,200
USE VALUE:	882,200	/	882,200
ASSESSED:	882,200	/	882,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48	-48A	MARY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FIGUEIREDO JAMES A
Owner 2:	ACOSTA GLORIA
Owner 3:	
Street 1:	75 MARY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FIGUEIREDO JAMES A -
Owner 2:	ACOSTA GLORIA -
Street 1:	48 MARY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,910 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1940, having primarily Aluminum Exterior and 2376 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4910.000	428,400		453,800	882,200
Total Card	0.113	428,400		453,800	882,200
Total Parcel	0.113	428,400		453,800	882,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.30 | /Parcel: 371.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 11506
GIS Ref:
GIS Ref:
Insp Date: 05/05/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 016.0-0004-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	428,500	0	4,910.	453,800	882,300	882,300	Year End Roll	12/18/2019
2019	104	FV	370,300	0	4,910.	482,200	852,500	852,500	Year End Roll	1/3/2019
2018	104	FV	370,300	0	4,910.	351,700	722,000	722,000	Year End Roll	12/20/2017
2017	104	FV	347,800	0	4,910.	306,300	654,100	654,100	Year End Roll	1/3/2017
2016	104	FV	347,800	0	4,910.	261,000	608,800	608,800	Year End	1/4/2016
2015	104	FV	291,500	0	4,910.	255,300	546,800	546,800	Year End Roll	12/11/2014
2014	104	FV	291,500	0	4,910.	209,900	501,400	501,400	Year End Roll	12/16/2013
2013	104	FV	302,800	0	4,910.	199,700	502,500	502,500		12/13/2012

!1397!

PRINT

Date	Time
12/10/20	17:00:38

LAST REV

Date	Time
05/31/17	11:49:53
mmcmakin	
1397	

USER DEFINED

Prior Id # 1:	11506
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURKE RAYMOND	1221-114		5/19/2000		329,000	No	No		
BURKE CLARENCE	1150-113		1/5/1996		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/20/2002	92	Dormers	28,000	O				REFRAME ROOF-ADD D

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2009	Measured	372	PATRIOT
5/1/2002	Permit Visit	PM	Peter M
8/17/2000	MLS	HC	Helen Chinal
10/22/1999	Inspected	267	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	267	PATRIOT
8/24/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4910		Sq. Ft.	Site		0	80.	1.16	1									453,841						453,800	

Total AC/HA: 0.11272 | Total SF/SM: 4910 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 453,841 | Spl Credit | Total: 453,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.09191918
Const Adj.:	0.98745072
Adj $ / SQ:	150.950
Other Features:	118500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	526271
Depreciation:	97886
Depreciated Total:	428384

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
1	6	4	
Totals			
2	10	6	

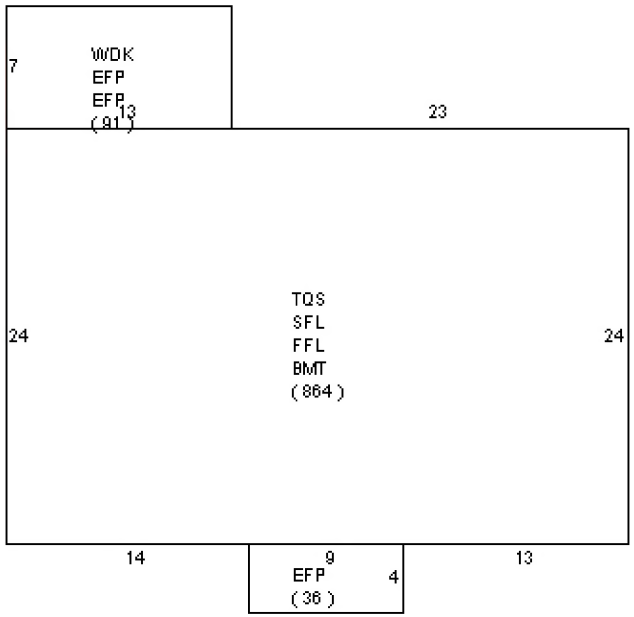
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	150.95
Special Features:	0	Val/Su Net:	120.71
Final Total:	428400	Val/Su SzAd	180.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	45.290	39,126
FFL	First Floor	864	150.950	130,421
SFL	Second Floor	864	150.950	130,421
TQS	3/4 Story	648	150.950	97,816
EFP	Enclos Porch	218	39.220	8,549
WDK	Deck	91	15.800	1,438

Net Sketched Area:	3,549	Total:	407,771
Size Ad	2376	Gross Are	3765	FinArea	2376
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

016.0-0004-0001.A

IMAGE

AssessPro Patriot Properties, Inc